

APPROVED

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Minutes

City of Loma Linda

Department of Community Development

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:07 p.m., **Wednesday, September 1, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Miguel Rojas, Acting Chairman
Lori Uber-Zak
Carolyn Palmieri
John Lenart

Commissioners Absent: John Nichols

Staff Present: Richard Holdaway, City Attorney
Deborah Woldruff, Director, Community Dev. Dept.
Konrad Bolowich, Economic Development Director
Pamela Byrnes-O'Camb, RDA Secretary
James Gray, Fire Marshal
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Commissioner Rojas led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – Director Woldruff introduced Dr. John Lenart, the newly appointed Planning Commissioner to the Commission.

PC-10-17 – PRECISE PLAN OF DESIGN (PPD) NO. 10-138 – Director Woldruff provided the staff report, explaining that the project was a request to construct 152 affordable senior housing units and related improvements and amenities on a 5.46-acre site located on the west side of Poplar Street in the R-3, Multiple-Family Residence zone. She explained that the proposed project included the construction of two, three-story buildings with a club house, club room, business center, library, fitness center, and administrative offices. She added that the units included washer/dryer connections, private balconies and many outdoor amenities.

Director Woldruff informed the Commission that the project would also include a Disposition and Development Agreement between the Loma Linda Redevelopment Agency and the applicant to address the affordable housing requirements and the disposition of the RDA-owned subject property.

Director Woldruff stated that staff had spoken to the applicant regarding the lack of fencing around the project and that 6-foot, tubular steel fencing would be added. She listed the conditions that were added and deleted.

Director Woldruff explained that there were two projects for the same site and that the Commission had reviewed the first project in June and that it had been forwarded to the City Council. She added that it did not matter which project was better, just that it be reviewed to either recommend or deny approval to the City Council.

Ms. Pam Mikus, TRG Pacific Development, applicant gave the Commission a brief background on her organization. She stated that TRG Pacific Development was confident about finding an investor to fund the current project.

Commissioner Palmieri asked if the project contained transportation plans.

Ms. Mikus answered that there were a lot of transportation programs planned.

Director Woldruff pointed out that the seniors in town need transportation to the V.A., the Medical Center and other components of the Medical Center.

Commissioner Lenart asked what a tubular steel fence was.

Director Woldruff answered that it has the look of wrought iron, but is cheaper and would be six feet high.

Commissioner Palmieri asked if the apartments were handicapped equipped.

Ms. Mikus answered that for the most part, yes and that the minimum code would be met.

Commissioner Rojas asked if the Commission could suggest modifications.

Director Woldruff answered yes.

Commissioner Uber-Zak asked if the two projects could be compared and the differences of each commented upon.

Attorney Holdaway answered yes.

Director Woldruff pointed out that Condition No. 53 would have to be changed to include more trash enclosures.

Commissioner Rojas pointed out the similarities and the differences in the two projects. He added that he felt the clubhouse was too small, would like to see a stronger pedestrian path, and had traffic concerns.

Commissioner Uber-Zak stated that she felt the size of the clubhouse was adequate.

General discussion ensued regarding handicap accessories, energy-saving measures and the need for bicycle racks.

Commissioner Rojas opened the Public Comment Period at 7:52 p.m.

Mr. Robert Stewart, 11659 Largo Court, Loma Linda, California, stated that he supports the project but feels there is a lack of infrastructure.

Commissioner Rojas emphasized that infrastructure should be put into place before beginning the project.

RDA Secretary O'Camb explained that the street improvements would begin in the near future.

General discussion ensued regarding funding sources and time lines for the street widening project.

Mr. Charlie Brumbaugh, Corporation for Better Housing, informed the Commission that his company was in the process of widening Poplar, undergrounding the utilities, and constructing a new water line.

Mr. Dick Wiley, 10848 Pepper Way, Loma Linda, California, stated he would like to see a therapeutic pool, tennis courts and basketball courts.

Mr. Stewart stated he would like to see a wall around the perimeter of the project.

Commissioner Rojas closed the Public Comment Period at 8:11 p.m.

General discussion ensued regarding available transportation for the residents and the required amount of parking spaces.

Motion by Uber-Zak, seconded by Palmieri, carried by a vote of 4-0 to adopt the Mitigated Negative Declaration.

Motion by Uber-Zak, seconded by Lenart, carried by a vote of 4-0 to recommend approval to the City Council.

Motion by Rojas, seconded by Palmieri, carried by a vote of 4-0 to recommend the addition of bicycle racks and handicap railing in the units to the City Council.

Motion by Rojas, seconded by Lenart, carried by a vote of 4-0 to recommend to the City Council that a pedestrian link on the north side be added to the project.

Motion by Rojas, seconded by Lenart, to recommend to the City Council that the size of the club house be increased. Motion failed – Rojas, Yea; Lenart, Yea; Uber-Zak, Nay; Palmieri, Nay.

Motion by Lenart, seconded by Uber-Zak, carried by a vote of 4-0, to recommend to the City Council that 6' tubular steel fencing be added to the project.

Motion by Uber-Zak, seconded by Rojas, carried by a vote of 4-0 to recommend to the City Council that the infrastructure improvements be expedited with regard to Poplar Street.

PC-10-18 – DEVELOPMENT CODE UPADATE PROJECT (DCA – DISCUSSION OF REVISED MEETING SCHEDULE – The Development Code Update meeting schedule was presented and discussed.

PC-10-19 – APPROVAL OF MINUTES – May 19, 2010.

Motion by Rojas, seconded by Uber-Zak, carried by a vote of 4-0 to accept the minutes into the record.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Minutes approved at the meeting of October 6, 2010.



Lisa Cruise
Executive Aide